GARDEN OF THE GODS CLUB PROPERTY OWNERS ASSOCIATION
DESIGN GUIDELINES
COLORADO SPRINGS, COLORADO

These Design Guidelines are effective May 1, 2013 and supersede any earlier Design Guidelines.
PREFACE

Welcome to Garden of the Gods Club. You will find that it is a very special place. Located high on a mesa, there are views in almost every direction. The front range of the Rocky Mountains, including Pikes Peak and the red rocks of the Garden of the Gods, dominate the western vista. This wonderful variety of vistas is much of the appeal here and will surely play an important role in the design of your new home.

These Design Guidelines

These Design Guidelines have been created by the Garden of the Gods Club Property Owners Association, hereinafter referred to as the (“GGCPOA”).

These “Design Guidelines” have been developed by the Declarant and your Design Review Committee to help make your construction or renovation project as convenient and pleasant as possible. After all, such a project is an important step in your lives and should be a happy and rewarding one.

Design guidelines serve to protect us in two important ways. By setting certain standards for the exterior design of homes and landscaping in GGCPOA, they help make our community more beautiful and increase our pride and pleasure of home ownership. On a more practical side, they also enhance the value of our real estate.

The “Design Guidelines” have been prepared by Declarant and adopted by the DRC of our GGCPOA Property Owners Association. These Guidelines may be revised as needed to keep them in current condition. Both the Board and the Design Review Committee members hope they serve you well.

Where used in these Design Guidelines, DRC shall refer to GGCPOA Design Review Committee.

These Design Guidelines refer and apply to all Lots and Property annexed into GGCPOA.

Attached to these Design Guidelines as Exhibit A are copies of approved plats, development plans and other conditions placed upon the property for all Lots and Property currently included in the GGCPOA. Note that these plats, development plans and other conditions include additional conditions which affect the development of your property. In the event these plat, development plan and other conditions differ from these Design Guidelines, the plat, development plan and other conditions shall control.
1 DESIGN GUIDELINES

1.1 General

These Design Guidelines are prepared as required by Article 8 of the Declaration, which calls for the preparation of Design Guidelines which apply to the construction, installation, erection, alteration, remodeling, renovation, contraction or expansion of any home in GGCPOA. These Design Guidelines shall govern:

- The demolition or destruction, by voluntary action, of any building structure or other Improvements;
- The staking, clearing, grading, excavation, filling or similar disturbance to the surface of the land including, without limitation, change of grade, change of ground level, change of drainage pattern or change of stream bed;
- Landscaping, planting, clearing or removing of trees, shrubs, grass or perennial plants;
- Any change or alteration of any previously approved improvement to Property, including any change of exterior appearance, finish material, color or texture;
- Installation of any materials which act as fencing, berming or screening device; and
- Repainting and resurfacing of exterior surfaces, and rebuilding of Improvements.

For purposes of brevity some provisions of the Declaration are omitted from this document and incorporated into it by reference. It is important that you are fully acquainted with the Declaration before starting your construction or renovation project.

1.2 The Guidelines

For Continuity, these “Design Guidelines” combine the site planning, architectural and landscaping guidelines into a single document. This is followed by information about the Design Review Committee (DRC) and an outline of proper submittal format to expedite the review process. Finally, there is a section for you and your contractor covering some of the construction procedures which will help your project move smoothly and will minimize disturbance of your neighbors.

1.3 Amendments

These Design Guidelines may be amended from time to time. Generally, pre-existing improvements made to property prior to the date of these Design Guidelines, provided the improvements were approved by the DRC, will not be deemed in violation; however, subsequent construction or renovation will be subject to the then-current provisions of these Design Guidelines.

1.4 Rebuilding of Destroyed Homes

Any Improvement which is destroyed in whole or in part by fire, windstorm or any other cause or Act of God may be rebuilt and reconstructed in an identical fashion so long as the Owner complies with plan submittal and approval requirements.

1.5 Interior Construction

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Any Owner may remodel, paint or redecorate the interior of any Improvement without approval so long as there are no impacts visible from outside the Improvement. However, modifications to the interior of screened porches, patios, window coverings, shading devices, and similar areas visible from the outside shall be subject to approval.

1.6 Variances from Guidelines

Applications for variances from these guidelines may be requested by the Owner from the DRC which shall determine, in its sole judgment, if said requests shall be granted. Committee action will be reported to the Owner in writing.

1.7 Conflict

If there is a conflict between these Design Guidelines and the Declaration, the provisions of the Declaration shall control. If there is a conflict between these Design Guidelines and the applicable Plat or Development Plan, the provisions of the Plat or Development Plan shall control.

2 SITE GUIDELINES

2.1 Goals

Site planning is the first step in the design of your new home or the placing of an addition on an existing Residential Dwelling. An effective site plan will help maximize the pride and pleasure you will enjoy from your home and, at the same time, will protect the interests of your neighbors.

Among the goals for a successful site plan are: minimizing grading, protection of surface drainage routes, maximizing your privacy and that of your neighbors, protecting and enhancing the unique mesa character, maintaining view corridors, and preserving the dominance of the natural setting by locating your house so it will rest comfortably on the land.

2.2 Site Survey

Prior to beginning design of your new house or addition, you must employ a licensed Civil Engineer or surveyor to prepare a complete and accurate survey of your property and to stake the corners of your Lot. This is simply good insurance for you.

At a minimum, your site survey must be drawn to the scale of 1" = 10'-0" and should indicate a north arrow, property lines, legal description, topography at a contour interval of one (1) foot, building setbacks (the more stringent of GGCPOA or the City of Colorado Springs), the zone in which your Lot is located, the minimum ground floor area, the foundation elevation of your house and the location and depth of all the utility services.

2.3 Soil Testing

Testing of your soil is required by the Regional Building Department. A reputable geotechnical engineering firm should be employed to drill test holes on your site to determine the subsoil characteristics and make well-informed recommendations on such matters as an engineered foundation and slab on earth design, surface drainage away from your house, and foundation drainage. Foundation designs must be done by a licensed structural engineer. The Regional Building Department requires engineers’ stamps on soil tests and foundation designs.
2.4 Zoning Ordinance and Building Code

Design of your site must comply with applicable provisions of the zoning ordinance and building code of the City of Colorado Springs as well as the Declaration. If these documents should conflict in any way, the more stringent provision shall apply. Attached to these Design Guidelines as Exhibit A are Plats, Development Plans and other conditions that apply to the property within GGCPOA and must be adhered to (“Approved Development Plans”).

2.5 Lot Use

In order to protect and enhance the gracious residential character of the GGCPOA development area, all Lots in the property shall be used exclusively for private residential purposes. No Residential Dwelling erected or maintained within the property shall be used or occupied for any purpose other than for a private single-family Residential Dwelling. No business, profession or other commercial enterprise of any nature shall be conducted on any Lot or in any Residential Dwelling, structure or other improvement located thereon except as otherwise specifically provided in the Declaration.

No more than one single-family Residential Dwelling shall be erected or maintained within any Lot excluding bona fide household help. A casita/guest house may be considered for review submittal; however, it must be of consistent character, and sited with particular consideration to the primary residence and not for resale or rent to second parties. No Lot shall be replatted or otherwise subdivided except in accordance with the Declaration. No improvement other than a Residential Dwelling and no trailer, tent or other similar or dissimilar temporary quarters may be used for living purposes. Attached to these Design Guidelines as Exhibit A are Plats, Development Plans and other conditions that apply to the property within GGCPOA and must be adhered to (“Approved Development Plans”).

No other temporary house, trailer, tent, camping quarters, barn, tree house, garage, outbuilding or other temporary structure shall be placed or erected upon a Lot. No Residential Dwelling or other structure or improvement placed or erected on any Lot shall be occupied in any manner at any time during the course of original construction prior to its being fully completed in accordance with the approved plans (as hereinafter provided) and until made to comply with all requirements, conditions and restrictions herein set forth; provided, however, during the actual construction or alteration of a Residential Dwelling or other structure or Improvement on any Lot, necessary temporary buildings may be used, erected and maintained by the contractor doing such work, so long as same are approved by the DRC and promptly removed upon completion of construction.

No derrick or other Improvement designed for use in or for boring or drilling for water, oil or natural gas shall be permitted upon or above the surface of any Lot, nor shall any water, oil, natural gas, petroleum, asphalt or other hydrocarbon substances be produced from any well located upon, in or under any Lot.

2.6 [intentionally omitted]

2.7 Utility Services

All utilities, including electric, cable television, radio and telephone transmission lines, but excluding lighting standards and customary service devices for access, control or use of utilities shall be installed underground. No overhead utility line shall ever be installed or maintained on any portion of the Property, except during construction when the contractor or builder may install a temporary overhead utility line which shall promptly be removed upon completion of construction. Ground mounted mechanical and/or electric equipment shall be screened from view.
2.8 Setbacks

All Lots in GGCPOA are subject to the setback requirements. Attached to these Design Guidelines as Exhibit A are Plats, Development Plans and other conditions that apply to the property within GGCPOA and must be adhered to (“Approved Development Plans”).

2.9 Driveways

Driveways, parking and garage layouts shall be designed to minimize visibility of paved areas from the street and neighboring Lots through careful site placement, grading and landscaping. No more than two (2) driveway entries will be permitted for each Lot. Driveways may only be located on the street in front of the home.

Approved materials for driveways include colored concrete, patterned concrete, pavestone, precast concrete pavers, stone and cobble brick. Asphalt may not be used for driveways. Colors of finish paving materials shall complement those of the Residential Dwelling and integrate well with the surrounding earth tone colors. Driveway paving shall match or be similar in style and/or color to paving used for other outdoor areas such as terraces and/or stairs. All colors and materials used in connection with driveways and off-street parking areas must be approved by the DRC.

2.10 Paths, Outdoor Stairs, Courtyards and Terraces

The spatial organization of the Residential Dwelling as well as the organization of the outdoor spaces is to be designed as one unified whole. The demarcation line between indoors and outdoors is to be blurred. The use of natural materials such as stone or tile is encouraged. Concrete may be used provided it is colored and textured to compliment the Residential Dwelling. Designs shall minimize the use of several types of paving materials in order to produce an understated, unified design.

The use of architectural devices such as courtyards, arcades, trellises and/or porches to help in the gradual transition from indoors to outdoors is encouraged.

2.11 Walls and Fences

Walls serve many purposes in the development of a residential Lot. Relatively typical situations are described below:

Patio, entrance courtyard and planter walls are either directly attached to the Residential Dwelling or an integral part of its design. These walls should be constructed of the same materials as the Residential Dwelling.

Walls may be needed to accommodate grade changes, either within the Lot or at the Lot line. These walls are generally reinforced concrete or masonry. Exposed surfaces of such walls must be faced with materials compatible to the Residential Dwelling, including stone, manufactured stone, or stucco. Minor changes in grade, not requiring retaining walls, should be constructed of native boulders or stone. Railroad ties and/or reinforced heavy timber are not acceptable for walls or any other site elements.

No wall, fence, coping or screening shall be used as a perimeter property line designation. Walls, copings, fences and screening shall not exceed four foot (4’) maximum height (measured from adjoining ground surface inside the wall). No wall, hedge or fences will be permitted on any street frontage beyond the setback line. Untreated, raw, or typical wood, grape stake or cedar fences will not be permitted.
2.12  Exterior Service Areas

Trash disposal areas, outdoor work areas, mechanical equipment and outside equipment (including antennae and satellite dishes) are to be screened from off-site views by the use of architectural features or plant materials. Where feasible these areas are to be integrated into the main buildings. Trash container storage areas must be located so that they are easily accessible to service personnel and smells are contained. Fixed BBQ’s, outdoor kitchens or similar amenities must be located within the setback line regardless of their height. Pool and spa equipment shall be located behind walls or in underground vaults to contain noise. Solid noise absorbing covers for equipment may be required after installation if it is discovered that the equipment is unreasonably audible from adjacent properties.

2.13  Mailboxes

The design of mailboxes must be standard format as set forth by the Design Review Committee. The mailbox is to be built and installed to meet applicable City and Postal Service guidelines. The design of the mailbox must be included with the package submitted for final review by the DRC. Placement of addresses on mailboxes is encouraged but not as a substitute for addresses mounted on the house as required by local authorities and/or these Design Guidelines.

2.14  Basketball Backstops

Fixed in place basketball backstops are not permitted; however, folding backstops are acceptable so long as they are rolled into the garage or elsewhere completely out of sight when not in use.

2.15  Play Structures

Temporary structures including Play Structures are prohibited within this development.

2.16  Street Addresses

The street address of each house shall be mounted on the house near a light, in order to provide greater visibility to emergency vehicles.

3.0  ARCHITECTURAL GUIDELINES

3.1  Design Objectives

The overriding goal at GGCPOA is that of creating living environments which respond to the powerful vistas of the front range of the Rocky Mountains, Pikes Peak and the red rocks of the Garden of the Gods… to create environments which are in harmony with the very specific microclimate of the mesa … to blend with and enrich the landscape of the front range…. to conserve limited natural resources… and, finally, to evoke the casual outdoor life style at GGCPOA.

Of necessity, much of the text is devoted to the "nuts and bolts" associated with design and construction within GGCPOA.

The vision for GGCPOA incorporates a common theme that homes should rest comfortably on the ground and blend with their landscape. With special attention to planned horizontal massing of the homes, the
mountain views will be a beautiful common element of the community. Broad roof overhangs create deep shade from the harsh Colorado sun and provide shelter for outdoor living spaces. Floor plans should encourage an easy flow from inside to outside and open spectacular views. The massing, materials and color of a home should fit the setting. There is much to be liked about this kind of design for the mesa!

It is not intended that the examples cited be copied. Rather, they are meant to be statements about design style and to express general parameters which are considered to be suitable at GGCPOA. Owners, along with their architects and landscape designers, are urged to seek creative solutions which will fit within these guidelines and will also meet each Owner’s individual needs and aspirations.

3.2 Compliance with Codes and Ordinances

Designs and construction shall comply with all applicable ordinances and codes established and enforced by the City of Colorado Springs and/or the Regional Building Department. Attached to these Design Guidelines as Exhibit A are Plats, Development Plans and other conditions that apply to the property within GGCPOA and must be adhered to (“Approved Development Plans”).

3.3 New Construction

All construction shall be new. No building previously used at another location, nor any building or improvement originally constructed as a mobile Residential Dwelling or manufactured housing, may be moved onto a Lot except as expressly provided herein for temporary construction buildings.

3.4 Maximum Height

The maximum height of a Residential Dwelling or other Structure or Improvement within GGCPOA shall be as shown on the plats, development plans and other conditions attached hereto as Exhibit A. Maximum height shall be calculated based on the methodology used by the City of Colorado Springs. This restriction shall not apply to trees as they grow in height during maturation. The height of landscaping walls and fences shall be separately restricted as set forth in these Design Guidelines. Notwithstanding the foregoing provisions, in no event shall the maximum height of a Residential Dwelling or other Structure or Improvement within GGCPOA be allowed to exceed the maximum height allowed by applicable zoning laws. Attached to these Design Guidelines as Exhibit A are Plats, Development Plans and other conditions that apply to the property within GGCPOA and must be adhered to (“Approved Development Plans”).

3.5 Minimum Size

All Residential Dwellings shall contain the minimum of square footage contained in the table in this section. Square footage shall include heated area that is devoted to living purposes on the street level. Square footage shall NOT include unroofed or roofed porches, patios, terraces, basements (finished or unfinished), lofts or garages.

<table>
<thead>
<tr>
<th>LOT TYPE</th>
<th>LOT SQUARE FOOTAGE</th>
<th>MINIMUM HOUSE SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Custom</td>
<td>Greater than 35,000 SF</td>
<td>4,500 SF</td>
</tr>
<tr>
<td>Estate</td>
<td>20,000 to 35,000 SF</td>
<td>2,500 SF</td>
</tr>
<tr>
<td>Executive</td>
<td>7,000 to 20,000 SF</td>
<td>2,200 SF</td>
</tr>
<tr>
<td>Standard</td>
<td>Less than 7,000 SF</td>
<td>1,500 SF</td>
</tr>
</tbody>
</table>

Note that irregular shaped lots, such as cul-de-sac lots, shall follow the same minimum size as the regularly shaped lots immediately adjacent to them. Attached to these Design Guidelines as Exhibit A are Plats,
Development Plans and other conditions that apply to the property within GGCPOA and must be adhered to (“Approved Development Plans”).

3.6 Allowed Number of Floors

Loft or attic space that adheres to height restrictions herein may be designed into the roof system. Attached to these Design Guidelines as Exhibit A are Plats, Development Plans and other conditions that apply to the property within GGCPOA and must be adhered to (“Approved Development Plans”).

3.7 Excavation, Grading and Drainage

The finished grading of all Lots shall be to within six (6) inches of the top of foundations. In the case of a stepped foundation, finished grading shall average within six (6) inches of the top of the stepped foundation. No material change may be made in the ground level, slope, pitch or drainage patterns of any Lot except after first obtaining the prior consent and approval of the DRC.

Without the prior written approval of the DRC, no excavation of a Lot shall take place which would create the potential for construction of a walk-out-style Residential Dwelling.

Grading shall be maintained at all times so as to protect foundations and footings from excess moisture. Swales, bar ditches, culverts, area drains, roof drains and drainage courses must be inspected regularly and maintained free of debris, silt, and blockage and may not be changed or modified without prior approval of the DRC, or Declarant in the case of new construction. All Swales must be at a minimum of 5’ from all foundations, including porches. Swales must have a minimum of 3% fall. Swales with less than a 3% fall must include a drain pipe installed below the swale. Inlets must be installed in the pipe to adequately drain the swale. Swales must be sloped a minimum of 3% to each inlet. Top of inlets must be a minimum of 20” below top of adjacent foundation. All gutters must be piped to a swale. Sidewalks, except for where they connect to driveway and porches, must be 10” below top of grade at adjacent foundation. Any Hose Bibs which are not located either in the garage or next to the front door or rear sliding door, shall have a 12” by 12” catch drain installed below them, which shall be piped to a swale. No edging shall be installed within 5’ of house. Top of edging shall be a minimum of 10” below top of grade at adjacent foundation. Edging should be used to separate areas of sod from mulch and can be metal or plastic, but exposed edge must be rounded.

3.8 Architectural Design Preferences

It is the preference of the GGCPOA design review committee that the architecture of homes built in GGCPOA neighborhoods conform to the existing architectural styles that have been previously approved. These styles are as follows:

3.8.1 French Country: Features and details of this style include 10:12 pitch gable roofs, 2x8 dimensional fascia, bull-nosed or “softened” stucco corners, lintel and sill projections, soft arches, window shutters or oriel windows, close rake overhangs and a curved roof line on an asymmetrical ridge and offset plate-lines. Roofing shall be flat concrete, slate or clay tile with a smooth slate appearance. Optional stone veneer can be added to this style but stone should be massed on complete areas; quoining, false column corners and partial stone wainscoting are to be discouraged. Approved exterior lighting for this style is to be Kichler “Salisbury” model # 11004RZ (Fluorescent), fixtures at front elevation shall be on photocell controls to provide street scene and community lighting. Details help define this style and suggested typical details are attached.

3.8.2 Mountain Cottage: Features and details of this style include 6:12 and 8:12 pitch roofs, 2x10 dimensional fascia, hipped gables, heavy timber roof braces, timber truss elements and heavy
timber components on decks and patio covers. Roofing shall be flat concrete tile with a raked “shake” texture or smooth slate. Stove veneer is always present on this style of home but stone should be “massed” or “blocked” on complete areas; quoining, false column corners and stone wainscoting are to be discouraged. Approved exterior lighting for this style is to be Hinkley “Cherry Creek” model # 1275VK-DS (Fluorescent), fixtures at front elevation shall be on photocell controls to provide street scene and community lighting. Timber trellises and timber plant shelves can also be used. Details help define this style and suggested typical details are attached.

3.8.3 Mediterranean: Features and details of this style include 4:12 pitch full hip roofs, soft and full radius arches, stucco cornice and fascia, use of columns and recessed openings, shaped moldings, wrought iron gable details, gates and fences. Popout stucco trim around all four sides of all windows should be used. All patio roof posts and beams shall be stucco. Roofing shall be flat, barrel or S-tile in concrete, slate or clay with a smooth texture. Optional stone veneer can be added to this style but stone should be massed on complete areas; quoining, false column corners and stone wainscoting are to be discouraged. Approved exterior lighting for this style is to be Hinkley “Stratford” model # 1355MB (Fluorescent), fixtures at front elevation shall be on photocell controls to provide street scene and community lighting. Details help define this style and suggested typical details are attached. Examples of architectural details for the above architectural styles are included in these Design Guidelines as Exhibit C.

3.8.4 Home plotting, lot configuration and adjacency to the golf course create the need for details and components of the architecture to be applied to all four sides of the homes. The committees will be reviewing submitted designs based on these criteria. Repeating of architectural styles on adjacent or proximate lots is to be discouraged.

3.8.5 Home designs are not necessarily limited to these styles. The committees will consider alternate architectural styles. If considering alternate architecture, applicants should schedule a preliminary conference to discuss it and be prepared to clearly define the style showing image boards, defining details, architectural components and historical applications.

3.9 Exterior Wall Materials

Custom and Estate Lots and all lots in Cathedral Ridge and Signature Point. Exterior materials shall be of stone, stucco, or other natural materials approved by the DRC provided, however, certain artificial stone may be considered for use, subject to approval of the DRC. Solid core, insulated metal exterior doors and garage doors may be considered for use. Stucco is to be accented with other materials for each elevation. Wood trim and brick accents may be used upon approval of the DRC. Eight (8) inches is the maximum distance for finished grading to the top of foundations (including stepped foundations), except that six (6) inches is the maximum distance for finished grading to the top of foundations that abut wood trim.

Executive and Standard Lots. Exterior materials shall be of stone, stucco, wood, or other materials approved by the DRC. Solid core, insulated metal exterior doors and garage doors may be considered for use. Stucco is to be accented with other materials for each elevation. Eight (8) inches is the maximum distance for finished grading to the top of foundations (including stepped foundations), except that six (6) inches is the maximum distance for finished grading to the top of foundations that abut wood trim.

3.10 Windows

Metal, vinyl coated, or wood windows are permitted. All windows shall be color anodized and/or painted or coated a color to complement the color of the Structure.

3.10 Roofs, Gutters and Downspouts
The minimum pitch on all roofs shall be 4:12. All Custom or Estate Lot roofs, and all roofs in Cathedral Ridge and Signature Point shall be of concrete or clay tile or slate. All Executive or Standard Lot roofs shall be of concrete or clay tile, slate, or architectural, heavy duty asphalt shingles. Wood shake shingles are not permitted.

Copper gutters and downspouts are encouraged. Other gutter and downspout materials shall be painted the same color as the adjoining fascia surface or blend with the overall color scheme.

3.11 Chimneys

Chimney facing shall be of stone, stucco, or a combination thereof, or other material acceptable to the DRC.

3.12 Exposed Concrete

All exposed concrete on foundations or elsewhere shall be stuccoed or textured or otherwise surfaced in a manner to blend with or complement the design of the Residential Dwelling.

3.13 Colors

One of the most important steps in the design of your Residential Dwelling is the selection of appropriate exterior colors. In general, all colors must be subdued so they will relate to those of the mesa setting. All paint, stucco, wood, brick, stone, roof tile or other exterior materials shall be warm natural, earth-tone shades. A shiny or glossy appearance is not permitted.

3.14 Garages

Every Residential Dwelling constructed on any Custom or Estate Lot shall include a three car fully enclosed garage which must be either attached to the Residential Dwelling as an integral part or attached by a trellis, arbor or breezeway conforming to the architectural design of the Residential Dwelling. Every Residential Dwelling constructed on any Executive or Standard Lot shall include a two car fully enclosed garage which must be attached to the Residential Dwelling as an integral part. Larger garages may be permitted with the approval of the DRC as variances so long as no more than three one-car doors or 1 one-car door and 1 two-car door are provided. Garage doors shall be wood, wood composition or painted metal of a compatible design, and shall be equipped with automatic garage door openers with remote control operating devices.

3.15 Antennae and Satellite Dishes

All aerial masts, antennae and similar equipment are prohibited. Satellite dishes with a maximum diameter of 18” are allowed only if adequately screened or fenced so as not to be visible from properties or streets within GGCPOA. Satellite Dish location is subject to review and approval by the DRC prior to placement.

3.16 Screening of Equipment

All roof, wall or free-standing mechanical, air conditioning, and electrical equipment shall be screened from view with landscaping or permanent and attractive structures which complement the design of the house.
3.17 Exterior Metal

All exterior metal, including flashing, ducts, vents and doors, shall be painted a color to blend with the color of the house.

3.18 Skylights

Skylights shall be made of bronze anodized frames and bronze tinted plastic. Domed or pyramidal skylights are not permitted.

3.19 Rebuilding or Restoration

Any Residential Dwelling or other structure or improvement which may be destroyed in whole or in part by fire, windstorm or from any other cause or act of God must be promptly rebuilt or all debris must be removed and the Lot restored to sightly condition. Rebuilding shall be completed within 18 months of the time the damage occurred. If the buildings are not to be rebuilt, the Lot shall be fully cleaned and restored within six months of the time the damage occurred.

3.20 Kitchens

Secondary kitchens when incorporated into outdoor living designs must be approved by the DRC. A “wet-bar” area or as part of an interior den, playroom or entertainment area is not required to be reviewed.

3.21 Awnings

Fabric awnings are highly discouraged for use in GGCPOA. Prior to placement, the design and color of fabric awnings whether as a part of the original design or as a later addition, must be approved by the DRC. All awnings or sunshades must be retractable and appropriately concealed when in a retracted position. Awnings shall be of a single, muted color which is fully compatible with the colors of the house. No patterned or striped awnings are permitted.

4.0 LANDSCAPE GUIDELINES

4.1 Goals

As a neighborhood matures, it is the landscaping that sews the architecture of the individual homes into the complete fabric of a beautiful community. If you look carefully at the wonderful older streets in Colorado Springs, the trees are a major part of their success story.

These days with limited precipitation, the selection and placement of plantings to make our yards beautiful while, at the same time, preserve precious water is an added challenge.

These "landscape guidelines" should help you and your landscape architect design lovely and hardy yards in GGCPOA.

4.2 Historical Background
In order to understand the nature of GGCPOA, we begin by looking at the existing character of the area. The mesa itself is a landform which offers a distinctive beauty and breath-taking views. The native vegetation consists mainly of drought tolerant upland grasses and picturesque groves of native shrubs which give the site a rolling, mixed prairie aspect. The steeper side slopes are covered by shrubs characteristic of the nearby foothills vegetation.

4.3 Landscape Service Areas

Some neighborhoods in the GGCPOA are fully or partially maintained by the GGCPOA. Specific landscape requirements of these service areas are:

Signature Point:
Landscape water shall be provided by each homeowner through their potable water service.
Any annual color shall be installed and maintained by each individual homeowner.
Sprinkler systems shall be maintained by the GGCPOA
Snow removal of driveways shall be done by the GGCPOA

4.4 Soil Conditions

It is important to understand the soils which comprise the Mesa and how their characteristics impact on landscape design at GGCPOA. For the most part, these Ascalon soils were formed from glacial stream born alluvium and wind laid materials weathered from arkosic (sandstone) sedimentary rock. The Mesa we recognize today was geologically formed during the Pleistocene Epoch from layers several hundred feet thick of unconsolidated rock, sand and gravel. As surrounding materials were carved away by erosion from glacial melt, the Mesa was defined. The chief constraints for landscape purposes are that these sandy loams and sandy clay loams are characterized by a relatively low organic matter content, low available water capacity and a moderate erosion and soil blowing potential. The soil tends to be neutral to moderately alkaline due to the sandstone parent material. On the positive side, permeability and surface runoff are only moderate and the rooting depth is typically 60” or more.

While these soils are generally good for construction, the erosion potential and relatively low organic content point toward careful grading of the site, water harvesting, addition of soil amendments and possibly wind breaks. Where surface loams have been overlaid or removed and high clay content soils are present, the soil must be amended to provide a better growing medium. Irrigation timing and methods should be compatible with the permeability of the soil to avoid runoff. Any amendments should be thoroughly tilled into the existing soil.

No grades or drainage courses shall be significantly modified during the landscape installation process. All Swales must be at a minimum of 5’ from all foundations, including porches. Swales must have a minimum of 3% fall. Swales with less than a 3% fall must include a drain pipe installed below the swale. Inlets must be installed in the pipe to adequately drain the swale. Swales must be sloped a minimum of 3% to each inlet. Top of inlets must be a minimum of 20” below top of adjacent foundation. All gutters must be piped to a swale. Sidewalks, except for where they connect to driveway and porches, must be 10” below top of grade at adjacent foundation. Any Hose Bibs which are not located either in the garage or next to the front door or rear sliding door, shall have a 12” by 12” catch drain installed below them, which shall be piped to a swale. No edging shall be installed within 5’ of house. Top of edging shall be a minimum of 10” below top of grade at adjacent foundation. Edging should be used to separate areas of sod from mulch and can be metal or plastic, but exposed edge must be rounded.

4.5 Indigenous Vegetation
The unique beauty of the Foothills terrain, the Garden of the Gods, and the Pikes Peak backdrop sets a powerful visual character for the Garden of the Gods Club development. While the geologic elements in the scene make a profound impression, it is also remarkable that Colorado Springs is situated where major indigenous plant communities come together. This region is the easternmost limit of the Ponderosa Pine and Douglas Fir; near the northern range for native Pinon Pine and large stands of scrub oak; and the western edge of the short grass prairie. This juxtaposition provides an ecological diversity which is often not readily perceived by newcomers to the area. The indigenous vegetation of the Mesa is indicative of the semi-arid climatic conditions, the elevation and the soils. The elevation of the development at GGCPOA ranges from 6,300 to 6,450 feet. The average annual precipitation is about 15 inches. Precipitation occurs mostly from April to October, frequently in the form of thunderstorms. The winter desiccation from drying winds, together with the extreme fluctuations in temperature, are factors which contribute more to plant loss than the possible low temperature. The high solar intensity is also a critical factor in plant selection. Hail can occur as well and takes a particular toll on large-leaved plants.

The native plant community consists primarily of cool and warm season grasses such as blue grama, western wheat and big and little bluestem. Forbs such as sagewort, gayfeather and penstemon dot the landscape adding color while in bloom. Shrubs are randomly dispersed reflecting microclimates and tend to be multi-stemmed such as mountain mahogany, three-leaf sumac, rabbitbrush and yucca. Some of the “native” vegetation, in fact, consists of species which have taken hold after the indigenous plant community was disturbed due to overgrazing.

The geologic formations, the accompanying foothills vegetation and the colors of the region create an identifying palette. The many grays, gray greens and wheat colors seen under a brilliant, western light are distinctly different from the strong yellow greens and overcast days which so typify other areas of the country. The palette is further characterized by soft tones of blues and purple, rosy and tawny tones of winter and the occasional white veil of snow. These western colors, when emulated in our landscapes, will blend beautifully with the dramatic natural background.

4.6 Wildlife

Animal life at GGCPOA which may prove problematic to your landscape include browsers such as deer, small mammals and cottontails. Lists of plants frequently browsed by deer are available through the Cooperative Extension Service. Certain plants which will attract birds and butterflies may be intentionally included in the plant selection.

4.7 Design of New Landscapes

The residential development at GGCPOA will be greatly enhanced by high quality, responsible landscapes. One of the key design considerations is whether to overlay the natural setting with an alternative landscape style from another region of the country or to reveal the setting by using compatible colors, native and adapted plant materials and patterns of planting which echo the natural plant communities and dispersal patterns. Opportunities to sensitively contour the land, link to “borrowed” adjacent landscapes and feature views of the mountains are only a few of the possible ideas.

The landscape design should both be compatible with the architectural style of the individual house and blend with adjacent Lots and the immediate neighborhood. To accomplish these goals it is critical to consider the physical environment of the Mesa and its implications with regard to plant selection and contouring of the land.

The following information is provided to highlight the key site issues which should be considered as Lot specific solutions are developed.
Selection of plant materials should emphasize year-round color. In this respect, use of evergreens to account for the limited growing season is encouraged. The use of colorful blooming annual and perennial plants for the warmer months is beneficial to the landscape design.

Landscape Designs with special attention to screening masses blended with the overall concept contribute to the vision for GGCPOA. At property lines a fluid landscape and landform should de-emphasize Lot lines and provide a sense of visually shared landscapes. Buyer is advised that the GGCPOA Design Guidelines for Lots 1-11, Gateway Vista Filing #10, to which the Lot is subject, require that it and certain other Lots have a consistent landscaping appearance, and that these design guidelines and other recorded documents require that the Buyer (as owner of the Lot) and other owners provide landscaping maintenance for all lots subject to these restrictions. Although bluegrass turf is a major component of the landscape palette…native and ornamental seed mixes can be used to evoke the indigenous landscapes. Recommended seed mixes are available from the Soil Conservation Service.

In the developed setting a “no maintenance” landscape simply does not exist. At the design stage the initial installation versus long-term costs and the relative intensity of maintenance for landscapes as determined by plant selection, configuration of planting areas, accessibility, and landscape materials should be evaluated. While bluegrass turf, for example, is relatively inexpensive to install and straight forward to maintain, over time it is an expensive, labor intensive plant selection because of frequent mowing and high water requirements. Other important considerations include plants which require frequent pruning, or dividing, or are susceptible to disease and areas which are erosion prone or difficult to irrigate or weed.

The following ground cover criteria should be used when designing a landscape plan:

- **Sod**: Zero to 40% of the landscaped area
- **Mulch**: 30 to 50% of the landscaped area
- **Decorative Rock**: 20 to 40% of the landscaped area
- **Native Grasses**: 20 to 40% of the landscaped area

Note that irregular shaped lots, such as cul-de-sac lots, or lots that are significantly larger than most of the lots around and adjacent to them, shall be considered for reasonable variances to the above ratios. However, vast expanses of native grasses are not appropriate in most instances.

Xeriscape does not mean zeroscape. It does not mean the lack of landscaping and turf areas, or the sole use of rocks, gravel, yuccas and cactus. Highly watered areas still may exist in xeriscape designs; however they are located and grouped properly, and are thoughtfully combined with areas requiring less water. Landscaping materials in sensitive areas where there are known soil problems, or areas around the perimeter of the house foundation may require special attention, including the use of water. In all instances, site grading should direct drainage from impervious surfaces and highly irrigated areas to swales and drainage corridors planned for the neighborhood and away from the house.

Within three months after completion of a Single-Family Detached Home or within any extension period granted by the DRC (depending on the season), all yards and open space shall be landscaped and thereafter maintained in landscape. Areas surrounding the Single-Family Detached Home may incorporate more manicured plant materials. It is required that a buffer comprised of flowers, bushes, shrubs or trees exist between the foundation and sodden areas to reduce the visual impact of the structure. The plant materials in buffer areas should require low levels of irrigation water. Grades immediately surrounding the house should exceed 10% to allow proper drainage away from the foundation. Manicured lawn areas should serve a functional and aesthetic purpose and will be restricted from terminating at the Lot boundary, except where adjoining another lot where consistency is desirable. Manicured landscaping should transition to native grasses and ground covers having low water requirements along the perimeter of the Lot. The use of non-living ground covers such as bark, gravel and rocks is acceptable when used as part of design and not filler.
All areas within ten feet of the building or porch foundation shall be xeriscaped using either cobble, mulch or other approved material and shall contain drip emitters only for either small ornamental trees or shrubs. Only drip irrigation is allowed with 10’ of foundation, including porches.

4.7 Quantifiable Requirements

Creative, thoughtful design solutions are encouraged for landscapes at GGCPOA. The Owner is responsible for landscaping and providing irrigation to the landscaped portion of the Lot. These guidelines are intended to provide helpful information and to outline parameters for landscape design. Side yards and rear yards should be a continuation of the scheme and landscaping occurring at the front of the residence without obscuring vistas beyond. Thoughtful use of landscaping at side yards to screen mechanical and electrical items is strongly encouraged. Specific quantifiable requirements by landscape type are not indicated. However, an aesthetically pleasing variety of deciduous and evergreen plants is preferred. Plant material sizes shall conform to the following minimums:

- Evergreen Tree – Minimum 12’-0” in height
- Deciduous Tree – Minimum 2-1/2” caliper
- Deciduous and Evergreen Shrubs – Minimum 5 gallon container
- Ground Cover and Perennials – Minimum 6” container
- Ornamental Grasses – Minimum 2 gallon container
- Ornamental Tree – Minimum 2 ½” caliper

Setbacks and spacings which provide for plant growth and protection of structures are as follows:

- Large Evergreen Trees – Setback from structures – Minimum 12’
- Large Deciduous Trees – Setback from structures – Minimum 15’
- Small Ornamental Trees – Setback from structures – Minimum 8’
- Shrubs – Setback from structures – Minimum ½ of shrub’s spread at maturity
- Trees in bluegrass turf – plant in mulched bed or provide a minimum 36” diameter mulched area at the base of individual trees.

Custom Lots – minimum of five (5) trees (minimum of three (3) evergreens) must be located in the front yard of each Residential Dwelling.

Estate Lots – minimum of four (4) trees (minimum of two (2) evergreens) must be located in the front yard of each Residential Dwelling.

Executive Lots – minimum of three (3) trees (minimum of two (2) evergreens) must be located in the front yard of each Residential Dwelling.

Standard Lots – minimum of two (2) trees (minimum of one (1) evergreen) must be located in the front yard of each Residential Dwelling.

4.8 Recommended Plants

The most successful landscapes at GGCPOA will be those which match the plants with the relatively harsh climatic conditions. The plants listed below are a sampling of the many plants which thrive under these conditions. Designers are encouraged to provide a palette which will reinforce the unifying themes of plant materials within GGCPOA and yet provide interesting variety and seasonal interest. References listed below provide many botanical choices and indications of species availability from nurseries.

Generally speaking, USDA Zone 4 plants will be hardy at GGCPOA. Careful indication of microclimates will enable the designer to stretch the palette by placing more tender plants in a sheltered eastern exposure,
herbaceous material and fruiting plants to the north and drought tolerant, sun loving plants to the west and south oriented landscapes. Snow and windscreens can be helpful, as well. The extensive mature plantings of Ponderosa, Pinon, Austrian and Bristlecone Pines, and Colorado Blue Spruce have created windbreaks which, in protected areas, will allow less hardy plant material to survive.

Because herbaceous plants die back in the winter, they are insulated from many of the severe climatic forces in ways in which woody plants are not. The natural vegetation of the Mesa dominated by grasses and forbs reflects this preference. This aspect suggests an opportunity to use perennials and ornamental grasses to add color and variety in these areas which may prove too extreme for trees and shrubs.

### Common Name and Botanical Name

<table>
<thead>
<tr>
<th>Evergreen Trees</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austrian Pine</td>
<td><em>Pine nigra</em></td>
</tr>
<tr>
<td>Bristlecone Pine</td>
<td><em>Pinus aristata</em></td>
</tr>
<tr>
<td>Pinon Pine</td>
<td><em>Pinus cembroides edulis</em></td>
</tr>
<tr>
<td>Ponderosa Pine</td>
<td><em>Pinus ponderosa</em></td>
</tr>
<tr>
<td>Colorado Blue Spruce</td>
<td><em>Picea pungens</em></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Deciduous Trees</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amur Maple</td>
<td><em>Acer ginnala</em></td>
</tr>
<tr>
<td>Ash (Green &amp; Patmore)</td>
<td><em>Fraxinus pennsylvania</em></td>
</tr>
<tr>
<td>Aspen</td>
<td><em>Populus tremuloides</em></td>
</tr>
<tr>
<td>Crabapple (fire blight resistant varieties only)</td>
<td><em>Malus</em></td>
</tr>
<tr>
<td>Amur Chokeberry</td>
<td><em>Prunus maackii</em></td>
</tr>
<tr>
<td>Hackberry (western)</td>
<td><em>Celtis occidentalis</em></td>
</tr>
<tr>
<td>Hawthorne</td>
<td><em>Crataegus</em></td>
</tr>
<tr>
<td>Serviceberry (Canadian)</td>
<td><em>Amalanchier Canadensis</em></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Shrubs</th>
<th>Botanical Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apache Plume</td>
<td><em>Fallugia paradoxa</em></td>
</tr>
<tr>
<td>Blue Mist Spirea</td>
<td><em>Caryopteris x clandonensis</em></td>
</tr>
<tr>
<td>Coralberry and Snowberry</td>
<td><em>Symphoricarpos</em></td>
</tr>
<tr>
<td>Cotoneaster</td>
<td><em>Cotoneaster spp.</em></td>
</tr>
<tr>
<td>Coral Beauty</td>
<td><em>C. dammeri 'Coral Beauty'</em></td>
</tr>
<tr>
<td>Cranberry</td>
<td><em>C. apiculatus</em></td>
</tr>
<tr>
<td>Rockspray</td>
<td><em>C. horizontalis</em></td>
</tr>
<tr>
<td>Creeping Grape Holly</td>
<td><em>Mahonia repens</em></td>
</tr>
<tr>
<td>Currants (Alpine &amp; Golden)</td>
<td><em>Ribes</em></td>
</tr>
<tr>
<td>Dogwood (Red &amp; Yellow Twig)</td>
<td><em>Cornus sericea</em></td>
</tr>
<tr>
<td>Dwarf Burning Bush</td>
<td><em>Euonymus alatus 'Compactus'</em></td>
</tr>
<tr>
<td>Firethorn</td>
<td><em>Pyracantha</em></td>
</tr>
<tr>
<td>Junipers</td>
<td><em>Juniperus</em></td>
</tr>
<tr>
<td>Lilacs</td>
<td><em>Syringa</em></td>
</tr>
<tr>
<td>Lodense Privet</td>
<td><em>Ligustrum vulgare ‘Lodense’</em></td>
</tr>
<tr>
<td>Mugho Pine</td>
<td><em>Pinus mugho</em></td>
</tr>
<tr>
<td>Oregon Grape Holly</td>
<td><em>Mahonia aquifolium</em></td>
</tr>
<tr>
<td>Peking Cotoneaster</td>
<td><em>Cotoneaster lucidus</em></td>
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<tr>
<td>Potentilla</td>
<td><em>Potentilla</em></td>
</tr>
<tr>
<td>Rose (Native Woods &amp; Rugosa)</td>
<td><em>Rosa</em></td>
</tr>
<tr>
<td>Russian Sage</td>
<td><em>Perovskia atriplicifolia</em></td>
</tr>
<tr>
<td>Spirea</td>
<td><em>Spirea</em></td>
</tr>
<tr>
<td>Sumacs</td>
<td><em>Rhus</em></td>
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Perennials and Ornamental Grasses

Aster
Basket of Gold
Daisy
Daylily
Gayfeather
Flax (yellow & blue)
Himalayan Border Jewel
Iris (German & Siberian)
Penstemons
Sage
Soapwort
Thymes
Blue Oat Grass
Blue Fescue
Maiden Grass
Switchgrass

Aster
Aurinia saxatile “Compactum”
Chrysanthemum maximum
Hermerocallis
Liatris
Linum flavum & perenne
Periscario affinis
Iris x germanica and siberica
Penstemon
Salvia
Saponaria ocyoides
Thymus
Helictotrichon sempervirens
Festuca ovina glauca
Miscanthus sinensis gracillimus
Panicum virgatum

Turf Grasses
Kentucky Blue Grass
Turf Type Tall Fescue

4.9 Landscape Features

Sculptures, statuaries and water features proposed to be constructed or installed on any Lot shall be approved by the DRC.

4.10 Irrigation

Irrigation shall be provided to the landscaped portion of the Lot for landscapes at GGCPOA. Appropriate pressure reducing valve and backflow preventer should be provided as necessary. Winds can make even coverage with spray zones difficult, but spray application will be necessary for turf areas and for most ground covers. In shrub and tree areas alternatives such as drip, bubblers and micro sprays may be more suitable and water efficient. Selecting the correct controller is another important tool of water efficient irrigation design. Winter watering during warm periods in dry climates is critical to the survival of young plants. The Owner is urged to employ the service of a certified irrigation engineer to design the irrigation system.

4.11 Landscape Lighting

All exterior illumination used for buildings, drives, walks, signs, and general landscape purposes shall be of a “sharp cut-off” or shielded design, minimizing impacts on adjacent properties. Lighted columns require specific approval by the DRC. All lighting on the front elevation (and the side elevation of a corner lot) of a home shall be on a photo cell and cannot be altered and must be on from dusk to dawn.

5.0 DESIGN REVIEW COMMITTEE (DRC)

5.1 Committee Appointments
The Declaration state that the DRC shall consist of three individuals and that the DRC shall have exclusive jurisdiction over all original construction and all modifications, additions, or alterations made on or to existing structures on Units or containing Units and the adjacent open space on any portion of the Real Estate. The members of the DRC shall be appointed as provided in the Declaration.

5.2 Address

The address of the DRC is that of the principal office of the GGCPOA.

5.3 Meetings

Rather than holding regularly scheduled meetings, the DRC will meet as required by the flow of applications for review. When an application package (in acceptable form and content) is received, one set each will be immediately delivered to the Committee's Architect and Landscape Designer for review and a DRC meeting will be scheduled. The Architect and Landscape Designer will present their review conclusions to the full DRC at the meeting. The Architect, Landscape Designer and a representative or representatives of the DRC will meet with the Owner and its Architect to present and discuss the actions taken by the DRC.

5.4 Amendment of Guidelines

The DRC may, from time to time with the approval of the Executive Board, adopt, amend and repeal rules and regulations to be incorporated into, or supplement the Design Guidelines and/or to interpret, or implement the provisions of the Design Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and made a part of the Design Guidelines. Each Owner is responsible for obtaining from the DRC a copy of the most recently revised Design Guidelines prior to beginning design of any improvement to his/her property.

5.5 Non-Liability

In addition to limitations on liability set forth in the Declaration, neither the GGCPOA, the DRC, nor any member of either body will be liable to any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

Approving or disapproving any plans, specifications and other materials, whether or not defective.

Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials.

The development or manner of development of any land within GGCPOA.

Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.

Performing any other function pursuant to the provisions of the Declaration and/or the Design Guidelines.

Any other act, omission or failure to act with respect to any matter, if such action or failure was in good faith.

6.0 DESIGN REVIEW PROCESS
6.1 General

The DRC evaluates all development proposals on the basis of the Declaration and Design Guidelines. Some of the Guidelines are written as broad standards and the interpretation of these standards is left up to the discretion of the DRC. Other Guidelines such as building height or setbacks are more definitive, or absolute design parameters, and in many cases parallel City and building code requirements (refer to Paragraph 2.8). It is the intention of this design review process that all Improvements comply with these absolute standards.

The design review process varies depending upon the nature of the proposed construction project. Articles 6.2 through 6.7 describe the process required for new single-family Residential Dwellings. Article 6.8 addresses smaller, less complex construction projects. Finally, Articles 6.9 through 6.17 apply to all projects.

6.2 Approved Design Professionals (new single-family Residential Dwelling).

The Owner shall obtain the services of a licensed architect, a well qualified landscape designer, a licensed civil engineer, a licensed geotechnical consultant and a licensed and contractor as appropriate. The Owner and his Consultant(s) shall carefully review the Declaration and Design Guidelines prior to commencing with the design review process.

Owners are urged to select their design professionals carefully. Good architecture springs from open dialogue of the aspirations of Owners, architects, landscape designers and builders.

6.3 Preliminary Design Submittal (new single-family Residential Dwelling).

In order to help smooth the way for approval of final designs, a preliminary design submittal is required. Within this step, the Applicant shall prepare and submit to the DRC for review and approval a preliminary design review package, which should adequately convey existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and colors and conceptual landscape design. The package shall include two sets of the following drawings and/or materials:

**Preliminary Design Review Application Form and Fee.**

**Survey** – a property survey (scale 1”=10’ 0”) prepared by a licensed surveyor containing the information stated in “Article 2.2 Site Survey” and any other data considered to be relevant regarding the Lot. Applicant shall submit two paper copies and one digital copy.

**Soils Report** – a report prepared by a licensed geotechnical engineer containing at a minimum the information called for in Article 2.3 – Soil Testing. Applicant shall submit two paper copies and one digital copy.

**Site Plan** – showing existing topography and proposed grading and drainage (1-foot contour interval) building footprint with finished floor grades, driveway, parking area, turnarounds, drainage, fences/walls, roofs, patios, decks, pools, and any other site amenities. Show spot elevations @ all building corners, driveway transitions and in all swales. Applicant shall submit two paper copies and one digital copy.

**Schematic Floor and Roof Plans** – scale ¼” = 1’-0”. The roof plan shall clearly show the extent of roof overhang/ridge configuration. Applicant shall submit two paper copies and one digital copy.

**Schematic Elevations** – scale 1/8” = 1’-0”, including roof heights, existing and finish grades, building heights and notation of exterior materials. Elevations shall be delineated in color. A color perspective...
delineation may be provided, but is not required. Applicant shall submit two paper copies and one digital copy.

**Landscape Plan** - scale 1" = 10'-0", showing the location of all planting materials and other site development and landscaping elements, a list of planting materials must be included. Applicant shall submit two paper copies and one digital copy.

**Sample Boards** – one set of 11” x 17” boards as needed to show:
- Roof material and color
- Wall materials and colors
- Exterior trim materials and color
- Window materials and color
- Exterior door materials and color
- Stone/rock materials and color
- Fence/wall materials and color
- Exterior rails and paving materials and color

IF USING A COLOR PALLET FROM THE APPROVED GGCPOA PALLET (ALSO APPROVED BY THE KCPOA), SAMPLE BOARD REQUIREMENT WILL BE WAIVED.

6.4 Preliminary Design Meeting (new single-family Residential Dwellings).

Upon completion of its review of the preliminary design submittal, the DRC will schedule a meeting date to discuss the results of its review with the Owner and its architect and landscape designer. In case of approval without comments, the DRC will so advise the Owner in writing and no meeting will be required. After the meeting, the Owner will be sent a letter from the DRC confirming its actions. Upon receipt of preliminary design approval, the construction documents may be prepared based upon the approved and, if necessary, revised-preliminary design documents.

6.5 Final Design Submittal (new single-family Residential Dwelling).

The Applicant shall provide all information necessary to reflect the design of the proposed building(s), landscape or other features requiring approval of the DRC. Two sets of the final drawings and specifications including the following must be submitted:

**Final Design Review Application Form and Fee.**

**Site Plan** – 1"=10'-0" scale showing existing topography and proposed grading (1-foot contour interval), building footprint with finished floor grades, driveway, parking area, turnarounds, fences/walls, patios, decks, utility connections and pad locations, pools and any other site amenities. Drainage elements and erosion control methods should also be shown.

**Floor and Roof Plans** – ¼”=1'-0", indicating all room dimensions, door and window locations and sizes, location of mechanical and electrical systems and fire sprinkler and monitoring systems. Provide floor plans of all Accessory Structures.

**Elevations** – ¼” =1'-0", illustrating the exterior appearance of all views labeled in accordance with the site plan. Indicate the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, colors, finishes (walls, roofs, trim, vents, windows, doors, etc.) and locate all exterior lighting fixtures. Indicate proposed building height.

**Sections** – indicating building walls, floors, interior relationships, finished exterior grades and any other information to clearly describe the interior/exterior relationships of the building as well as the building’s relationship to the site.
Landscape Plan – 1’=10'-0" including a planting plan, layout plan, irrigation plan, lighting plan, and any site details including, retaining walls, landscape structures, mailbox location, pools, patios, fences and/or gates. All revegetation areas should be clearly marked and detailed with plant types, densities and cover. A plant material list is required.

Construction Schedule – including start and completion dates for both building and landscape construction. All construction shall be started within one year of final design approval and shall be completed within 24 months from the start of construction.

6.6 Final Design Meeting (new single-family Residential Dwelling).

Upon receipt of the required documents, the DRC will notify the Owner of the scheduled meeting date to review the final design documents.

The Owner, Architect and Landscape Designer must be present at the meeting, or the submittal will be postponed until the next meeting. The DRC will review and comment on the application at the meeting, allow time for discussion with the Owner and/or Consultant(s), and subsequently provide the Owner with an approval or recommendations for refinements to the design. A second review meeting may be necessary to review refinements, revisions and/or new material. In case of approval without comments, the DRC will so advise the Owner in writing and no meeting will be required.

6.7 Application Fees (new single-family Residential Dwelling)

In order to defray the expense of reviewing plans, observing construction, and to compensate the DRC’s consulting Architect and Landscape Designer, the DRC will require the payment of an application fee. The amount of this fee will be set annually. To ascertain the amount of the current fee, contact the DRC by calling the GGCPOA and ask for the GGCPOA contact. Of the total fee, one-half is to be payable with the Preliminary Submittal and the balance with the Final Submittal. Fees for resubmission, if any, will be established on a case-by-case basis.

6.8 Design Review Process for Smaller Projects

The review process for smaller projects varies by the nature of the project.

For additions to existing Residential Dwellings – only one design submittal is required. This submittal must include an application form, a site plan, a floor plan, elevations showing that the proposed addition is in harmony with the existing building and a proposed construction time schedule. The Application must be accompanied with the current fee, the amount of which may be ascertained by calling the GGCPOA and asking for the GGCPOA contact.

For smaller projects including exterior alterations, paint color changes and major landscape plans – the submittal must include sufficient information to fully describe the proposed project including a completed application form. The fee will be based on the type of review required. To ascertain the amount of the current fee, contact the DRC by calling the GGCPOA and asking for the GGCPOA contact.

All submittals must be in duplicate.

6.9 Final Design Approval
The DRC will issue final design approval in writing within seven working days of a vote for approval. If the decision of the DRC is to disapprove the proposal, the DRC shall provide the Owner a written statement of the basis for disapproval to assist the Owner in redesigning the project so as to obtain approval of the DRC.

6.10 Resubmission

In the event that final submittals are not approved by the DRC, the Owner will follow the same procedures for a resubmission as for original submittals.

6.11 City Approvals

The Owner shall apply for all applicable building permits from the City of Colorado Springs and any other agencies after receiving final design approval from the DRC. Any adjustments to DRC approved plans required by City review must be resubmitted to the DRC for review and approval prior to commencing construction. The issuance of any approvals by the DRC implies no corresponding compliance with the legally required demands of other agencies.

6.12 Subsequent Changes

Subsequent construction, landscaping or other changes in the intended improvements that differ from approved final design documents must be submitted in writing to the DRC for review and approval prior to making changes.

6.13 Observation of Work In Progress

During construction, the DRC may check construction to determine compliance with approved final design documents. If changes or alterations have been found that have not been approved, the DRC will issue a Notice to Comply. The builder is required to employ a licensed surveyor to certify its compliance with setback, foundation and height elevations to the DRC in a timely manner (refer to Article 7.23).

6.14 Notice to Comply

When as a result of a construction observation the DRC finds changes and/or alterations that have not been approved, the DRC will issue a Notice to Comply within three working days of the observation. The DRC will describe the specific instances of noncompliance and will require the Owner to comply or resolve discrepancies.

6.15 Notice of Completion

The Owner will provide the DRC with a Notice of Completion of any Improvement(s) given final design approval by the DRC. The DRC will make a final inspection of the property and, if appropriate, will issue in writing a Notice of Acceptance to the applicant. If it is found that the work was not done in compliance with the approved final design documents, the DRC will issue a Notice to Comply within three working days.

6.16 Compliance and Damage Deposit

A refundable compliance and damage deposit of $5000 will be required to be paid by the Owner to GGCPOA before commencement of new construction to insure that all provisions of the Declaration and
these Design Guidelines are followed. The deposit will also insure that any damage to public property, property of the Association, and property of other property owners associations caused by contractors, sub-contractors or employees and agents will be repaired by the Owner.

The Refundable Deposit will be returned after construction ends, once the building site is cleaned up and an inspection is conducted to verify compliance and damages. If damage or non-compliance items are found, the Owner will be required to repair the damage within 30 days. The refundable deposit must be claimed within six months of the date of the end of construction or it will be forfeited. Written notification of completion is required for deposit refund.

6.17 Variance / Waiver

The DRC has the authority to approve deviations from any of the Design Guidelines or Regulations contained within this document. It should be understood, however, that any request to deviate from these Design Guidelines will be evaluated at the sole discretion of the DRC, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the DRC approving any deviation from a Design Guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these Design Guidelines and that the deviation will not adversely affect adjoining parcels or the community of GGCPOA as a whole.

The DRC also reserves the right to waive any of the procedural steps outlined in this Design Guideline document provided that the Owner demonstrates there is good cause.

6.18 Application Forms

Application forms called for above are in the Exhibit B of these guidelines.

7.0 CONSTRUCTION AND BUILDER REGULATIONS

7.1 Goals

These regulations are designed to help construction move along as efficiently as possible and to assure neighbors that inconveniences caused to them by construction operations will be minimized.

7.2 Completion of Work

All construction work shall be prosecuted diligently and continuously from the time of commencement until fully completed. The Owner must submit Plans and Specifications to the DRC and obtain approval for the Improvements to be constructed on the Property. The exterior of all Residential Dwellings or other Improvements must be completed within twenty-four months after the commencement of construction except where such completion is impossible or would result in great hardship due to strikes, fires, national emergency or natural calamities. For purposes of this section, “commencement of construction” of a Residential Dwelling is defined as the obtaining of necessary building permits and the excavation of earth for a foundation and, for all other Improvements, is defined as the undertaking of any visible exterior work. If construction is not completed within twenty-four months after commencement, or if construction shall cease for a period of sixty (60) days without permission of the DRC, the DRC will give the Owner thereof written notice of such fact. If construction on such Improvement is not thereafter diligently commenced within thirty (30) days after such notice, the unfinished Improvement or unfinished portion thereof shall be deemed a nuisance and may be removed forthwith by and at the cost of the Owner, or the DRC (acting by and through the GGCPOA) at its sole option, may choose to remove the same or complete construction as
provided in the approved plans for the same at the cost of the Owner and may exercise lien rights as described herein for any costs or expenses it may incur in such event.

7.3 Access to Construction Area

DRC will designate an access route the Contractor and its subcontractors shall follow to the site. Identification tags will be provided and must be exhibited on all vehicles. Speed limits shall be followed. No use of the Golf Course for access or any other purpose may be made without first obtaining the permission and instructions from the golf course superintendent. Construction traffic shall only use the main gate during daylight hours unless otherwise instructed by the Property Manager. Codes are required for access to this gate. No construction vehicles shall be overweight, dangerously loaded, or operated/parked in any manner to endanger or annoy any of the residents. Any damage caused by construction traffic, including excessive road wear, shall be the joint and several responsibilities of the driver, the vehicle owner, the employing contractor and the Owner. Performing construction activities at GGCPOA and driving on its private road system shall be deemed as a consent to this Rule.

7.4 Daily Operation

Working hours for each Construction Site shall be between 7:00 a.m. and 6:00 p.m. daily on Monday through Saturday. No Sunday exterior work or use of machinery is permitted. The DRC may by rule limit construction activity on holidays as well.

7.5 Parking of Construction Vehicles

All vehicles shall be parked so as not to inhibit traffic or damage surrounding natural landscape or adjoining property. Vehicles shall not be left on community roads overnight. No recreational or utility trailers may be parked on a Lot unless enclosed within the garage. No parking on adjacent or adjoining property is allowed.

7.6 Signage

No signage will be permitted on the Lot during construction except for one sign with the names of the Contractor and Architect may be shown as well as the statement “For Sale” along with the name, address and telephone number of the Realtor, if appropriate. The address of the lot must be displayed on the sign. Size, color and design must be approved by the DRC.

7.7 Fire Extinguishers

The minimum number and type of fire extinguisher(s) required by the City shall be located on each Lot in a conspicuous location.

7.8 Construction Boundary Limits

The Contractor shall provide the Design Review Committee with a detailed plan of Construction Site boundary limits prior to construction. Where appropriate, the plan shall be implemented with snow fencing, rope barricades or like material prior to construction. The plan shall include size and location for construction material, storage areas, limits of excavation, access areas, parking, chemical toilet location, temporary structures, dumpster, fire extinguisher, utility trenching and a construction sign.
7.9 Chemical Toilets

A chemical toilet shall be provided by the Contractor and placed in an approved location. All chemical toilets shall be confined to the street side of the Lots, and will be kept as far from the curb as possible.

7.10 Dust, Noise and Odor

Every effort shall be made by the Contractor to control dust, noise (including subcontractor music or stereos) and odor emitted from a Construction Site. The Contractor will be responsible for watering or screening dust problem areas as well as controlling noise and offensive odors from the Lot.

7.11 Material Storage

No building materials (including excess dirt from excavation) shall be stored on any Lot except temporarily during continuous construction of a Residential Dwelling or other structure or Improvement. All storage areas must be approved by the Design Review Committee.

7.12 Construction Debris

Construction debris may not be dumped or left on any Lot or on any of the Common Elements or adjoining properties. During the period of construction of a Residential Dwelling or other Improvement on a Lot, the Contractor shall control dirt and dust, keep surrounding properties and streets reasonably clean and keep construction debris confined in a trash receptacle. All construction debris which is blown by the wind onto nearby properties or streets shall be collected and placed in the trash receptacle on a daily basis. Trash shall be removed from the Lot at least once a week during the construction period. Contractors, subcontractors and construction personnel shall have the right to enter upon unimproved Lots and the Common Element to pick up and retrieve construction debris, but shall not enter upon any improved Lot for such purpose without the express permission of the Owner of such Lot.

7.13 Utilities

Construction of utilities shall be carefully coordinated with existing site conditions so that minimal disturbance occurs. All utility trenches and ditches shall be properly compacted. All construction, including storage of excavated and backfill materials, shall respect all boundaries of areas to be preserved.

7.14 Excavation/Grading

Excess excavation material shall be removed from the Lot and shall not be placed in Common Elements, roads or other Lots (except as approved on a site-specific basis by the Design Review Committee). Excavation, except for utility trenching, shall be on the Owner’s Lot only. Contractors are expressly prohibited, during backfill and final grading operations, from spreading excess debris or material over the remainder of the Lot.

7.15 Erosion Control

During all site disruptions, approved techniques for controlling erosion within the site onto other sites shall be used. Methods include sedimentation basins, filtration materials such as hay bales or permeable
geotextiles and slope stabilization fabrics. Grading shall assure the routing of irrigation and surface waters away from structures. Drainage easements shall remain unobstructed during construction.

7.16 Blasting

Any plans to blast shall be brought to the attention of the City of Colorado Springs and the DRC before commencement and shall be approved both by the City and the Design Review Committee. Proper safety and protective actions shall be used.

7.17 Additional Restrictions

The following are prohibited:

Changing the oil of vehicles and equipment without proper receptacles and removal procedures
Concrete equipment cleaning or concrete dumping
Bringing dogs or other pets to the Construction site
Radios or other amplified music or sound audible from any other improved Lot
Consumption of alcoholic beverages by contractors or sub-contractors
Firearms

7.18 Notice of Completion

Upon completion of the Improvement to Property, the Applicant shall give written Notice of Completion to the DRC.

7.19 Inspections of Work

The DRC or its duly authorized representative shall have the right to inspect any Improvement to Property prior to or after completion; provided that the right of inspection shall terminate after the DRC receives a Notice of Completion from the Applicant and conducts a final inspection that does not disclose any noncompliance.

7.20 Notice of Noncompliance

If, as a result of inspections or otherwise, the DRC finds that any Improvement to Property has been done without obtaining the approval of the DRC, or was not done in substantial compliance with the description and materials furnished to, and any conditions imposed by, the DRC, or was not completed within twenty-four (24) months after the date of commencement of work, the DRC shall notify the Applicant in writing of the noncompliance. The notice shall specify the particulars of the noncompliance and shall require the Applicant to take such action as may be necessary to remedy the noncompliance.

7.21 Appeal
Any party may appeal an action of the DRC (including without limitation any notice of noncompliance) to the Executive Board by giving written notice of such appeal to the Executive Board and the DRC within five (5) days after receipt by the Applicant of the action by the DRC. In the event an appeal is timely and properly filed, the GGCPOA Executive Board shall hear the matter in accordance with the provisions of the Bylaws for Notice and Hearing and determine whether to uphold the decision of the DRC or to vacate the decision of the DRC and remand the matter for further proceedings at the DRC consistent with written direction given by the Executive Board. The decision of the Executive Board shall be final and absolute.

7.22 Correction of Noncompliance

If the DRC determines that a noncompliance exists, and the Applicant shall not appeal same, the Applicant shall remedy or remove the same within a period of not more than forty-five (45) days from the date the DRC gives the Applicant notice of the noncompliance or such earlier time as the DRC determines is reasonable under the circumstances. If the DRC determines that a noncompliance exists, and the Applicant does appeal same and the Executive Board upholds the decision of the DRC, the Applicant shall remedy or remove the same within a period of not more than forty-five (45) days from the date the Executive Board gives its ruling or such earlier time as the Executive Board determines is reasonable under the circumstances. If the Applicant does not comply with the DRC or Executive Board (as may be applicable) determination within such period, the Executive Board may, at its option, record a notice of noncompliance against the real property on which the noncompliance exists, may remove the noncompliant Improvement to Property, or may otherwise remedy the noncompliance, and the Applicant shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. If such expenses are not promptly repaid by the Applicant or Owner to the Association, the Executive Board may levy an Assessment against the Owner of the Residential Dwelling for the reimbursement of such costs and expenses. The right of the Association to remedy or remove any noncompliance shall be in addition to all other rights and remedies which the Association may have at law, in equity, or under the Declaration.

7.23 Surveyor Certification

At times appropriate to the construction progress, the Builder shall commission the services of a licensed surveyor who shall make the necessary measurements at the site to confirm that the work is in full compliance with all Lot Line Setbacks, Foundation Elevations and Maximum Height requirements established for the Lot upon which the house is being built. Refer to Exhibit A for applicable Construction Standards. The Surveyor shall prepare and stamp a written report of his findings and shall deliver the same to the Builder, who shall immediately deliver said report to the DRC.

7.23 Drainage Certification

At the completion of construction, the Builder shall commission the services of a licensed engineer to issue a certificate to the DRC and the Association that drainage on the Lot conforms with the master drainage plan for GGCPOA and conforms to the submitted plot plan.
Exhibit A
Plats, Development Plans and Other Conditions

Plats, Development Plans and Other Conditions follow this page.
Exhibit B

DESIGN REVIEW APPLICATION FORM

Submit to:
GGCPOA
c/o Diversified Property Management
4325 N. Nevada Ave, Suite 100
Colorado Springs, CO  80907

Owner:
Name: ______________________________________________________________________________
Mailing Address _____________________________________________________________________
City, State, Zip _______________________________________________________________________
Phone ___________________________Fax  ______________________Email____________________

Site Information:
Filing___________________________________ Lot Number _________________________________
Address ____________________________________________________________________________

Project Type:
Check the captions which most accurately describe your proposed project. You may need to check
several captions.

____ New single-family residence
____ Addition to existing residence
____ Exterior alterations to an existing residence
____ Exterior color change to an existing residence
____ Landscaping changes at an existing residence
____ Other (please describe) _________________________________________________________
_____________________________________________________________________________
_____________________________________________________________________________
_____________________________________________________________________________

This Submittal:
Check the most applicable:

____ Preliminary   ____ Final   ____ Revision
Applicant:

As applicant (either as Owner or Owner’s Agent), I have read and understand the Design Guidelines and applicable provisions of the Declaration concerning design and construction at GGCPOA.

______________________________________ ___________________________ ________________
Signature      Printed Name     Date

For Design Review Committee Use Only:

Application received by ________________________________________________

Date application and complete submittal package received ______________________________

Scheduled date of DRC Meeting ________________________________________________

Action taken by DRC:

  ____ Approved   ____ Approved with comments
  ____ Rejected with request for revisions

Comments ________________________________________________________________________
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MOUNTAIN DETAIL EXAMPLES

Typical Window Trim

2" x 10" Half Timbered Lintel (polyurethane)
Or Stucco Over
Or Wood Plant-On

3" x 3" Sill Extension
Stucco Over

Alternate Window Plant Shelf

12" 4"

2x10

4x8 Timber
Example Details

French Stucco Porch Post, Beam & Corbel

Mountain
Typical Extended Overhang at Bullnose Hip

opportun Corbel

12"

18"